



## ETON COURT, ALUMHURST ROAD, BOURNEMOUTH, DORSET, BH4

### **£260,000 LEASEHOLD**

A bright and spacious two bedroom top floor flat situated in an enviable position just moments from the entrance to the Chine which leads to the beach. Comprising modern accommodation throughout with allocated parking. No forward chain.

Bright top floor flat | Two generous double bedrooms | Two bathrooms |  
Lounge diner | Modern fitted kitchen | Good storage | Allocated parking

Westbourne | 01202 767633 |

**Winkworth**



## LOCATION

Alum Chine Beach is probably one of Bournemouth's favourite Blue Flag award winning beaches, particularly loved by the locals for its wide, exceptionally clean, sandy beaches situated further to the West of Bournemouth, away from the hustle and bustle of Bournemouth Pier and the town centre.

It's hugely popular with young families due to a pirate-themed large adventure playground, toilets with baby changing facilities, lost children centres, RNLI lifeguard stations, pubs and ice cream kiosks.

Alum Chine is situated to the rear of the beach and the beautiful wooded chine leads all the way to Westbourne Village which offers an excellent range of individual shops, bars, coffee shops and restaurants.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 2 hours commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.



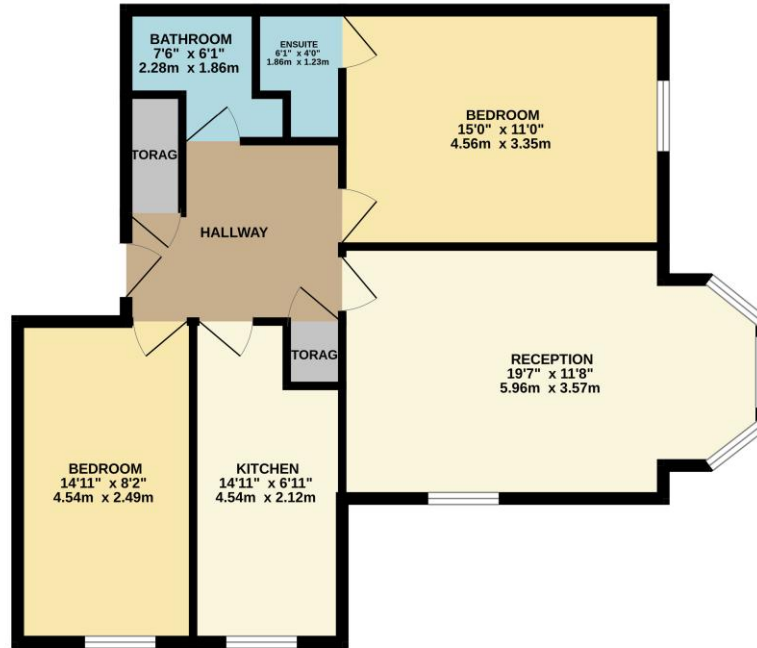
## DESCRIPTION

A bright top floor flat situated in the sought-after location of Alum Chine, this property features two generous double bedrooms, two bathrooms (ensuite to the master bedroom), a spacious lounge diner, a modern fitted kitchen, and ample storage throughout. The property also benefits from allocated parking.

Perfectly positioned just 100 yards from the entrance to the Chine, residents can enjoy scenic walks through woodland leading to the nearby beach. In addition, the property is within a short level walk to the popular area of Westbourne, offering a variety of shops and good transport links.

This attractive top floor flat is ideal for those seeking a peaceful yet convenient coastal lifestyle.

746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA: 746 sq.ft. (69.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

**COUNCIL TAX BAND:** C

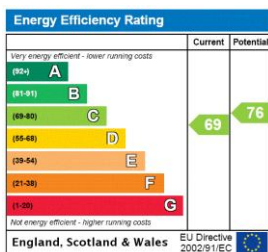
**TENURE:** Leasehold 101 years remain

**LOCAL AUTHORITY:** BCP

**SERVICE CHARGE:** £1480 per annum

## AT A GLANCE

- Bright top floor flat
- Two generous double bedrooms
- Two bathrooms
- Lounge diner
- Modern fitted kitchen
- Good storage
- Allocated parking



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